075.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,800 / 854,800
					USE VALUE:	854,800 / 854,800
					ASSESSED:	854,800 / 854,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MYSTIC VIEW TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOUCHAKDJIAN ARA
Owner 2:	
Owner 3:	
Street 1:	11 MYSTIC VIEW TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMROCK JOHN J -
Owner 2:	BREEN DEIRDRE -
Street 1:	11 MYSTIC VIEW TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,340 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1968, having primarily Wood Shingle Exterior and 2548 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10340.000	369,200		485,600	854,800
Total Card	0.237	369,200		485,600	854,800
Total Parcel	0.237	369,200		485,600	854,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.44 | /Parcel: 335.4

Legal Description

User Acct

47531

GIS Ref

GIS Ref

Insp Date

10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0011.0

!6278!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,300	0	10,340.	485,600	854,900	854,900	Year End Roll	12/18/2019
2019	101	FV	284,100	0	10,340.	485,600	769,700	769,700	Year End Roll	1/3/2019
2018	101	FV	284,100	0	10,340.	416,200	700,300	700,300	Year End Roll	12/20/2017
2017	101	FV	284,100	0	10,340.	388,500	672,600	672,600	Year End Roll	1/3/2017
2016	101	FV	284,100	0	10,340.	333,000	617,100	617,100	Year End	1/4/2016
2015	101	FV	281,800	0	10,340.	298,300	580,100	580,100	Year End Roll	12/11/2014
2014	101	FV	281,800	0	10,340.	276,100	557,900	557,900	Year End Roll	12/16/2013
2013	101	FV	281,800	0	10,340.	263,300	545,100	545,100		12/13/2012

PRINT

Date	Time
12/10/20	21:04:25

LAST REV

Date	Time
04/30/19	14:05:20

apro

6278

USER DEFINED

Prior Id # 1:	47531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMROCK JOHN J	32172-3		12/18/2000		473,800	No	No		
O`BRIEN WILLIAM	27918-373		11/26/1997		338,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	875	Porch	7,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	BS	Barbara S
6/17/2009	Measured	189	PATRIOT
3/18/2001	MLS	MM	Mary M
2/2/2000	Inspected	276	PATRIOT
10/15/1999	Mailer Sent		
10/15/1999	Measured	267	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10340		Sq. Ft.	Site		0	70.	0.67	4			Access	-5					485,583						485,600	

Total AC/HA: 0.23737 | Total SF/SM: 10340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,583 | Spl Credit | Total: 485,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21360707
Const Adj.:	0.99742496
Adj $ / SQ:	151.310
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453612
Depreciation:	84372
Depreciated Total:	369240

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

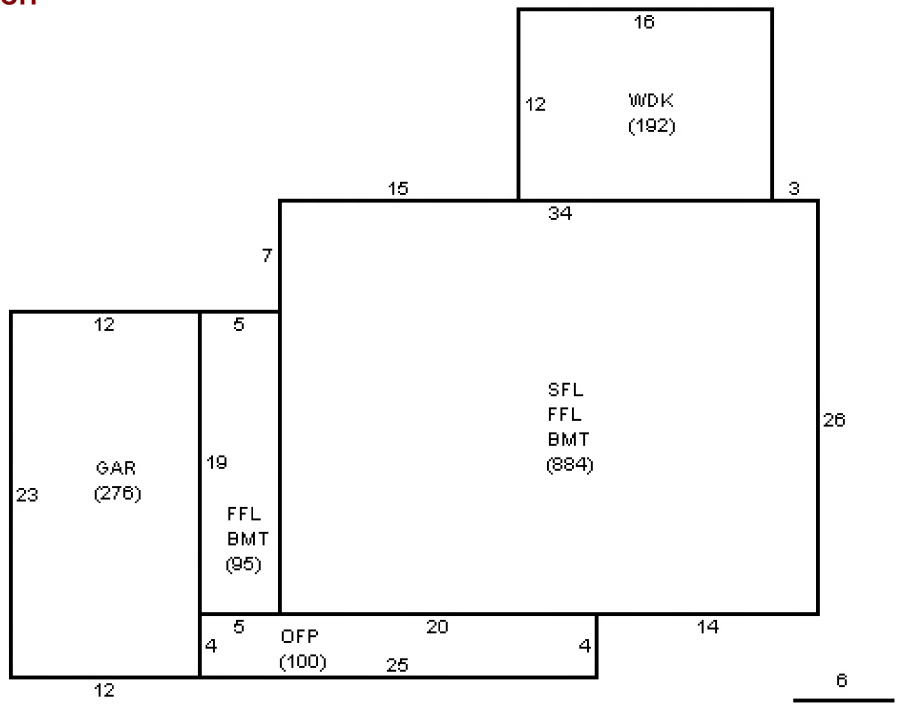
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	151.31
Special Features:	0	Val/Su Net:	108.27
Final Total:	369200	Val/Su SzAd	198.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	979	66.050	64,660
FFL	First Floor	979	151.310	148,133
SFL	Second Floor	884	151.310	133,758
GAR	Garage	276	24.000	6,623
WDK	Deck	192	11.180	2,146
OFP	Open Porch	100	32.920	3,292

Net Sketched Area:	3,410			Total:	358,612
Size Ad	1863	Gross Are	3410	FinArea	2548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	